

# APPRAISAL OF REAL PROPERTY

LOCATED AT: 366 N Central Ave<sup>-</sup> Title For Complete Legal Description Wood Date, il. 60191-1633

## FOR:

GSF Mortgage Corporation 999 Plaza Dr saumburg, IL 60173

**EXHIBIT** 

Plaintiff's Document #000036

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| Land Chart Libr  |  |  | City Wood<br>lecord Slebort Gire   |  | STRIE S  | ZD Code ex   | 2191-1   |
| Ligal Description See Tiple For<br>Assensor's Percel # '03-10-320  | Complete Legal Des   | cription   |  | op, cr.c.  | Louny  | DuPage   |  |
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| OCCUPANT X OWNER : Textand   | Vecust   | Special Assessme   | Map Reference  | MSA 16974  | Ceraus 1   | raci 8401.01   |  |
| TUPETY MOTICS ADDITIONS AT FAR   | Skripte Leasehold  | Other (describe)   |  | Р  | WD HOA\$ 0.00  | per year   | ] per a  |
| CENTRAL INDO 🔀 Purchase Tr   | Insection Reference  | Transaction Or   | er Risserbet   | <del></del>  |  |  |  |
| Lender/Citent GSF Mortgage   | Corporation  | Alldress Opt   | Pleza Dr Suite 7   | 18 Schaumhum   | 11 60470   |  |  |
| s the subject property currently offer<br>toport data source(s) used, offering   | no for sale of that it been to   |  | who enorths prior to the   | o effective date of #  | Va approles/7  | Yes 🖂 No   |  |
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| there any Anancial assistance from   | to of Contract 03/19/200   |  | der the owner of public  | secord? X Yes  | No Data Source   | es Assessant   | les Char   |
| there any financial assistance floar<br>Yes, report the total dollar amount a  | nd describe the Kerns to be  | paid None No   | assistance, etc.) to be  | paid by any party o  | n behalf of the borrow   | /e27 ☐ Yε  | X  |
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| ighborhood Boundaries The su   |  |  | by Thorners Ave  | Over 6 mins  | 205 Low 0  |  |  |
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| staurents, etc. Schools and opraisel report.   | SENSE NIB OCSURE   | n the erea. There  | is no untavorable  | commerciei use   | located in the an  | es. This is a ser  | Danki  |
| INVESTIGATION OF THE PROPERTY  | K DE SOOR CONTRCIOSE   | ^  |  |  |  | •  |  |
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Freddle Mac Form 70 March 2005

Page 1 of 8

Fannie Mae Form 1004 March 2005

Form 1004 --- "TDTAL for Windows" appraisal software by a la mode, inc. --- 1-800-ALAMODE

| Coco 1:0   | 19 04 042  | 16 Day                    | numont 27  |                     | Eile             | V4 07/02/2                                 | 0000 D   | age 3 of 4                                |
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| There are '5 correst   | 0-CV-U1Z   | Janonay                   | demental?  | ippral              | sali             | ##PRL#OZ/Z                                 | Fis # 2007048  | age 3 01 4                                |
|  |  |                           |  |                     |                  |  |  | 9,900                                     |
| FARRE  | SUBJECT  | COMPAS                    | the big past twelve mo<br>ABLE SALE # 1  | rans congress       | H SAGE           | HICO from \$. 218,5                        | 00 to \$   | 307,000                                   |
| Address 366 N Central A  | lvie   | 353 N Catelpa             | St   | 315 N C             | entral A         | OFF SATE A. S.                             |  | RLE SALE # 3                              |
| Wood Dals, IL (  | CC311E107  | Wood Date 1               | COADA ACOA   |                     |                  | 50191-1633                                 | 379 N Welnut A<br>Wood Dale, IL 6  |   |
| Proximity to Subject   |  | 0.08 m tos                |  | 0.12 mil            | a.e.             |  | 0.42 mles  | 70 18 I- 1033                             |
| Sale Price/Gross Liv. Area   | \$ 173,25<br>\$ 127,39 so f  | OKA PETAL INC             | 259,901  | THE THE             | K T              | \$ 257,000                                 | DEPOSITOR OF THE PROPERTY OF T | \$ 289,900                                |
| Data Source(s)   | 127,39 893   | 100.04 10                 |  | 9 <del>1 237</del>  | <u> 196 39.5</u> | 1. 经现金的基本企业方式                              | \$ 173.91 sq.fl  | <b>"文文</b> "。"                            |
| Verblication Source(s)   |  | MLS#0613478               | <del></del>  | MLS#06              |                  | <u> </u>                                   | MLS#00086472   |   |
| VALUE AUDISTMENTS  | DESCRIPTION  | DESCRIPTION               | +(-) \$ Adjustment   | DESCR               |                  | 1 + (-) \$ Adjustment                      | ASSESSOR<br>DESCRIPTION  | i   |
| Sales or Financing   | 2.68% 图 2.68   | ConvNo Conc               |  | Conv/No             |                  | T-Y-1 - MUDUSUIRER                         | ConviNo Conc   | +(-) \$ Adjustment                        |
| Concassions  |  | DOM 4 Days                |  | DOM 40              |                  |  | DOM:20 Days  |   |
| Onte of Sale/Time  | 23年的20世代中共   | 06/29/2006                |  | 01/07/20            |                  |  | 06/17/2006   | <del></del>                               |
| Location<br>Leasehold/Fee Simple                                   | Residential  | Residential               |  | Resident            |                  |  | Residential  |   |
| Site   | Fee Simple<br>8,950 Sq.Ft.   | Fee Simple<br>8,250 Sq.Ft | <del></del>  | Fee Sim             |                  |  | Fee Simple   |   |
| View   | Smiler .   | Residential               | <del></del>  | 9,000 Sq            |                  |  | 7,500 Sq.FL  |   |
| Design (Style)   | Cape Cod   | Cape Cod                  | :  | Resident            | -                | <del> </del>                               | Residential  |   |
| Quality of Coastruction  | Brick/Ava  | Brick/Avo                 | 1  | Rench<br>Fr/AVS/A   | WO               | <del></del>                                | Gept Cod<br>Brick/Frame/Av   | i   |
| Actual Age   | 59 Years   | 63 Years                  |  | 50 Years            |                  |  | 44 Years   | ·   |
| Coodition  | Ave  | Ave                       | <u> </u>   | Avn                 |                  | <u> </u>                                   | Ave  |   |
| Room Court   | Yotal Barras, Baths  | Total Borssa Bath         | ·  | Total Born          |                  |  | Total Bdame, Bathe   |   |
| Gross Living Area  | 5 3 1<br>1,360 sq.ft.  | 6 3 1<br>1,400 sq.t       | <del>: </del>  | 8 3                 | 1                |  | 6 4 2  |   |
| Basement & Finished  | Full/Unlinished  | Full/Unfinished           | <del>'</del>   | 1,08<br>Full/Finish | 10 sq.fr.        | +7,000                                     | 1,887 sq.h.  | -7,676                                    |
| Rooms Below Grade  | N/A  | NA                        | 1  | RecRm               | PC .             | 3  | Full/Lininghed   | ! <b>!</b>                                |
| Functional Utility   | 39R/18th   | 38R/18th                  |  | 38R/180             |                  | -7,000                                     | 4BR/2Bth   | 40.505                                    |
| Heating/Cooling  | Rad/CAC  | GFA/CAC                   | -2,500   | GFANo (             | CAC              | +2.500                                     | GFA/CAC  | -12,600<br>-2,600                         |
| Energy Efficient Rems  | Typical  | Typical                   |  | Typical             |                  |  | Typical  |   |
| Garage/Garport<br>Porch/Palic/Deck                                 | No Garage<br>None  | 2 Car Garage              |  | 2 Car Ga            | ege              |  | Z Car Garage   | -7,500                                    |
| Firepiace  | No Fireplace   | None<br>No Freplace       | <del> </del>   | None                |                  |  | None   |   |
|  | 110 1 11 60 60 60  | 140 Freduce               | <del>                                     </del>   | 1 Fireplac          | ×9               | -2.000                                     | No Fireplace   |   |
|  |  |                           |  |                     |                  | · · · · · · · · · · · · · · · · · · ·      |  |   |
| Net Adjustmert (Total)   | NEW YEAR PROPERTY.   | □+ ⋈-                     | \$ 10,000  | D+                  | <u>⊠</u> .       | \$ 7,000                                   | □+ ⋈-  | \$ 30,175                                 |
| Adjusted Sale Price  |  | Net Adj. 3.8%             |  | Net Adl.            | 27%              |  | Net Adl. 10.4%   | 30,173                                    |
| of Comparables   | 公共644年3月1日 1000  | Gross Adj. 38%            | \$ 249,900   | Bross Adl           | 10,1 %           | \$ 250,000                                 | Gross Adl. 10,4%   | 259,725                                   |
| 1 🔀 die 🔝 old not research   | Itin 250 OL BOLZINI UK   | story of the subject p    | nobouth and commercial   | e cales. If no      | t, oplain        |  |  |   |
|  | ·  | <del></del>               |  | · · ·               |                  | <del></del>                                |  |   |
| My research 🖂 old 🗌 old r  | of reveal gray prior sal   | ies of transfers of th    | subject property for ff  | ve Matter varie     | e orior to       | The offerthe date of a                     | de estedad   |   |
|  |  |                           |  |                     |                  |  |  |   |
| My research 🗀 did 🖂 did r  | ed reveal any prior set  | es of fransfers of the    | comparable sales for   | the year prio       | t to the d       | ale of sale of the com-                    | . aisa aidevau   |   |
|  |  |                           |  |                     |                  |  |  |   |
| Report the results of the research                                 | Sug Busilities of the D  | NOV Sale or transfer t    | listory of the subject or  | operty and c        | ombitap          | le sales (report additio                   | real prios sales on pag  | a 3).                                     |
| Date of Prior Sale/Transfer  | 03/16/2007   |                           | COMPARABLE SA  | LE #1               |                  | MPARABLE SALE #2                           | COMPARI  | BLE SALE #3                               |
| Price of Prior Sale/Fransfer                                       | \$166,000  |                           | None   |                     | None             |  | None   |   |
| Data Source(s)   | Assessor/Pro   | onriv Owner               | Assessor/MLS   |                     | A                | or/MLS                                     | Авзеввог/М   |   |
| Effective Date of Data Source(s)                                   | 03/27/2007   | - 10                      | 03/27/2007   |                     | 03/27/           |  | 03/27/2007   | .8  |
| Analysis of prior sale or transfer                                 | nistory of the subject p   | property and compar       |  | Subject or          |                  | was a pre-forecio                          |  | vestor, and                               |
| does not appear to be an e   | ms iength (ransa   | iction.                   |  |                     |                  |  |  |   |
|  |  | ·                         |  |                     |                  |  |  |   |
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|  |  |                           |  |                     |                  | <del></del>                                | <del></del>  |   |
| Summery of Sales Compartson A                                      | pprotech Alleades  | are within the au         | iblects market are   | e and are           | the bes          | t available sales s                        | at the time of less  | ection.                                   |
| Adjustments were made to   |  |                           |  |                     |                  |  |  |   |
|  |  |                           |  |                     |                  |  |  |   |
|  |  |                           |  |                     |                  |  |  |   |
| lking area adjustments wer<br>adjusimenta all sales wers           | ohen considerate   | ysqπ. Umry aq             | USPNOMS WORD BIS   | o made to           | Sale #           | 3 for its superior 4                       | bedroom, 2 bett  | utility. After                            |
|  | THE PERSON NAMED IN COLUMN NAM |                           |  |                     |                  | <del></del>                                | · · · · · · · · · · · · · · · · · · ·  |   |
|  | ······································   |                           |  |                     |                  |  |  | <del></del>                               |
| Indicated Value by Sales Comparts                                  |  | ,000                      | :  |                     |                  |  |  |   |
| indicated Value by: Sales Comp                                     |  |                           | ost Approach (It days  | loped)\$ A          | 7/D              | Income Appro                               | ech (II developed) 1   | N/A                                       |
| See attached addends.  |  |                           |  |                     |                  |  |  |   |
|  |  |                           |  |                     |                  |  |  |   |
| This supplies the made \$27 Per Co                                 |  |                           |  |                     |                  |  |  |   |
| This appraisal is made 🔯 "as le<br>completed, 🔲 subject to the fol | COMMISS FECSION OF STA   | zaicone on me hoek        | THE REPORT AND ADDRESS OF THE PARTY ADDRESS OF THE PARTY AND ADDRESS OF THE PARTY ADDRESS OF THE PARTY ADDRESS OF THE PARTY ADDRESS OF THE PARTY A | fillion that th     |                  | or altered and frame to                    |  | North and a second of the second          |
| olowing required inspection base                                   | on the extreordinary   | SECURITY OF THE INC       | condition or delicional  | / does not n        | odnie sy         | era Siedajie nogene<br>Pos Siedajie nogene | out conspected, Cf  <br>• Affacting Affact   | प्राप्ता स्टब्स्ट ।<br>जनसङ्ख्या स्टब्स्ट |
|  |  |                           |  |                     |                  |  |  |   |
| Based on a complete viewel In                                      | pection of the inte  | for and extensor a        | rese of the subject p  | roperty, de         | fined et         | ope of work, atalen                        | ent of assumption  | s and limiting                            |

Freddle Mac Form 70 March 2005

Page 2 of 6

Fannie Mae Form 1004 March 2005

Form 1004 — "TOTAL for Windows" appraisal software by a la mode, inc. -- 1-800-ALAMODI

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| Mide adequate information for the tendor/clerit to replicate the below cost figures and<br>opens for the opinion of site value (summary of compatable land sates or other metho  | estculations. de for estimating sits value)  [OFINION OF SITE VALUE  |   |  | -s  |
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